



MALLARDS WAY, GU18

**KIER CHARLES**  
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## MALLARDS WAY, GU18

VIEW SAFELY WITH KIER CHARLES.

A spacious detached family home positioned in a quiet cul de sac offering easy reach to highly sought after junior and senior Schools. The property sides onto Lightwater country park and enjoys wonderful privacy and a quiet, peaceful surrounding.

The ground floor offers an inviting entrance hall, with doors leading to the living room, dining room, recently re-fitted kitchen and w.c.

To the first floor there are four good-sized bedrooms with en-suite and fitted wardrobes to the master and with two further benefiting from fitted wardrobes and a family bathroom.

To the front there is ample parking for several vehicles, double garage and offers a spacious frontage in this highly sought after position.

The rear garden offers a wealth of privacy with potential to extend stp, a large patio and shrub and bush borders.

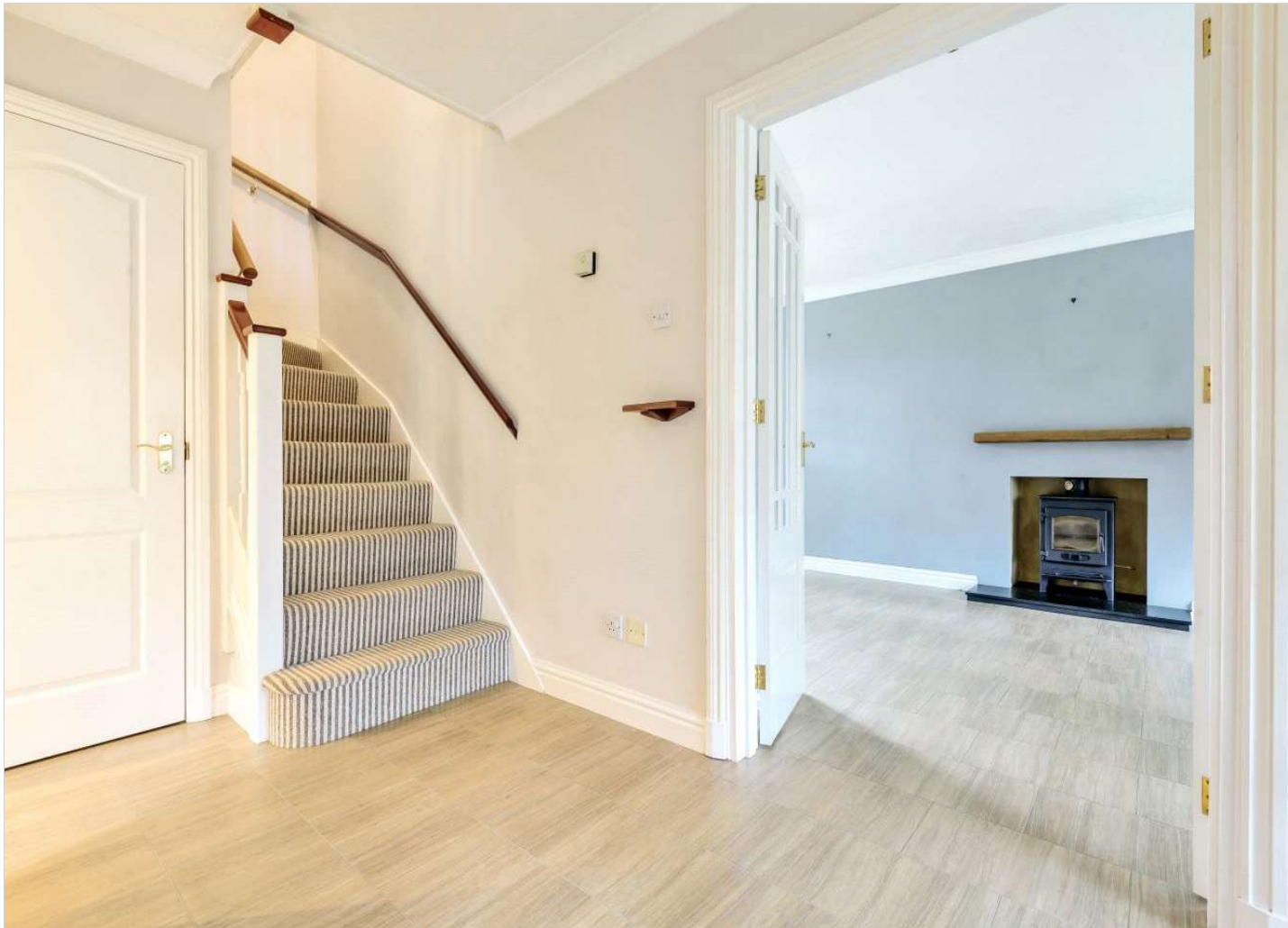
To fully appreciate this wonderful location, space and condition of this family home a personal tour with Kier Charles is highly recommended.

- **OPPOSITE LIGHTWATER COUNTRY PARK**
- **FOUR BEDROOMS**
- **EN-SUITE TO MASTER**
- **DOUBLE GARAGE**
- **DRIVEWAY PARKING**
- **SECLUDED REAR GARDEN**
- **POTENTIAL TO EXTEND STP**

### PROPERTY INFORMATION

Postcode | **GU18 5ND**  
Tenure | **Freehold**  
Price | **IEO £699,950**  
Viewing | **By appointment with Kier Charles**





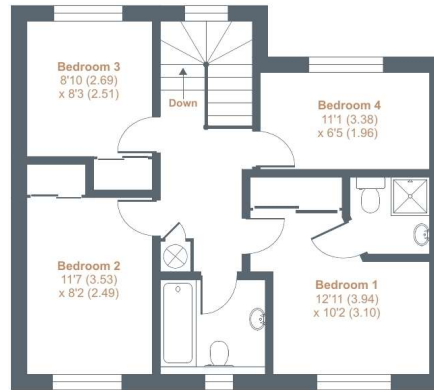
# Mallards Way, Lightwater, GU18

Approximate External Area = 1342 sq ft / 124.7 sq m

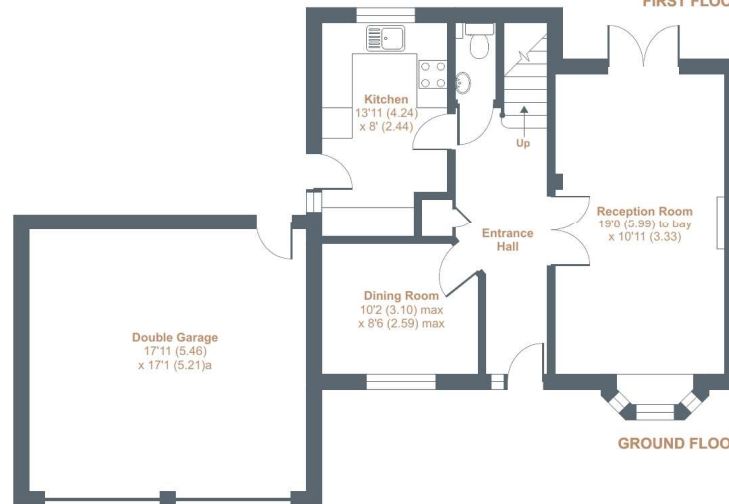
Garage = 383 sq ft / 35.5 sq m

Total = 1725 sq ft / 160.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Kier Charles Property Services Limited. REF: 914028

KIER CHARLES  
PROPERTY SERVICES

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